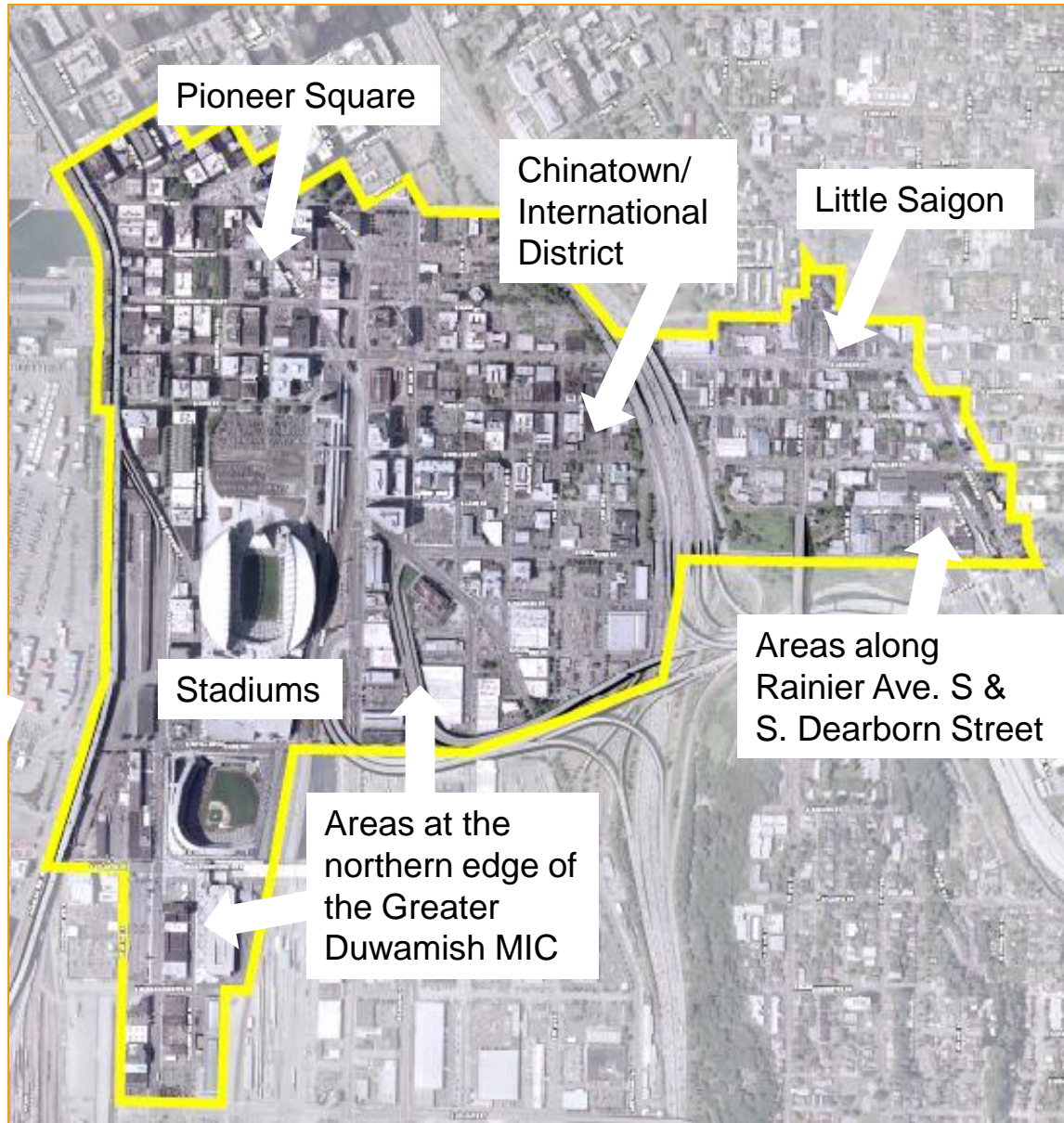


# South Downtown Planning Study

An Introduction for the Seattle City Council  
Committee on the Built Environment  
March 24, 2010



# South Downtown Planning Area

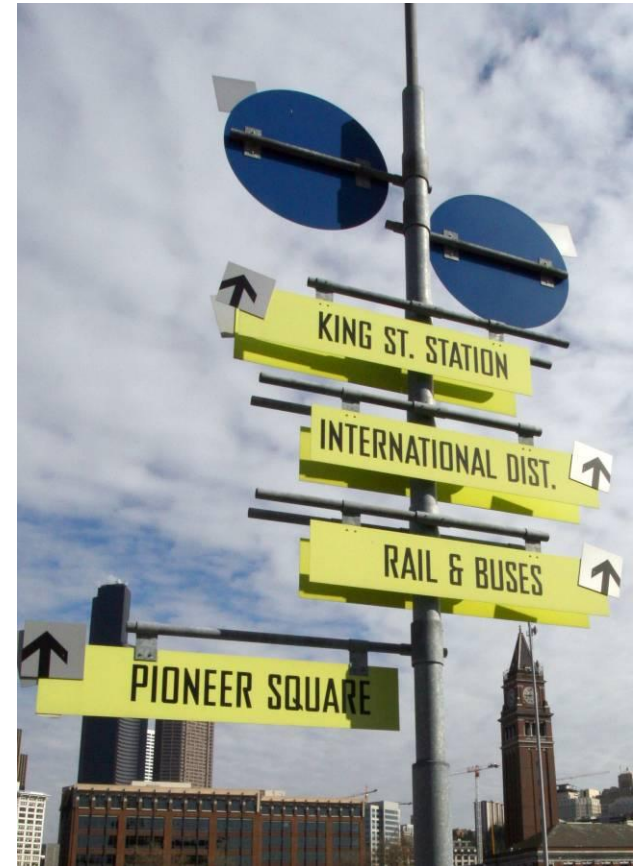




# Why Now?

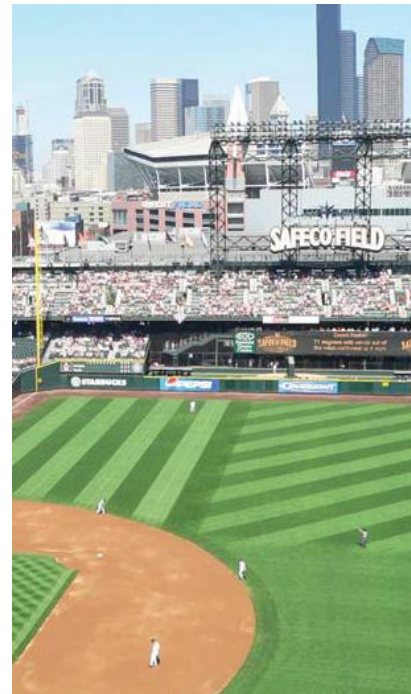
## Why South Downtown?

- Neighborhood plans
- Community concern about public realm and need for investment
- Smart growth in Seattle's Center City
- Regional transit hub
- Update land use regulations



# Themes & Goals

- *Enliven neighborhood centers*
- *Safeguard historic resources*
- *Provide options for housing*
- *Support economic opportunities*
- *Celebrate South Downtown's multicultural character*
- *Enhance public spaces*
- *Keep people and goods moving*
- *Sustain the environment*



## Background

# Community Involvement

- Advisory group process – 14 meetings open to the public
- Six community-wide meetings on the planning study and Environment Impact Statement (EIS)
- Scores of comment letters from members of the public
- Over 100 meetings with organizations, groups and individuals
- Briefings to City Council in 2006 and 2008



## *Background*

# Elements of Study

- *Background Report*, January 2006
- *Final Environmental Impact Statement*, May 2008
- *Comprehensive Plan Amendments*, 2009
- *Final Executive Recommendations*, December 2009
- *Project studies* (partial list):
  - economic analyses,
  - housing inventory,
  - transportation study,
  - historic resources inventory,
  - Small business/ retail study;
  - Urban design
- See the project web site :  
[www.seattle.gov/dpd/Planning/South\\_Downtown](http://www.seattle.gov/dpd/Planning/South_Downtown)



# Recommendations Include:

- Rezone decisions
- Amendments/adjustments to existing development standards
- Land use tools to support community goals in South Downtown such as
  - Affordable housing,
  - Public realm improvements
  - Historic preservation
  - Future buildings and uses aligned with neighborhood character
- Land use is one part of the picture in South Downtown



# Thank you

